

FILE NO.: Z-7091

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NAME: Presbyterian Village – Long Form PRD Revocation

LOCATION: 810 Brookside Drive

DEVELOPER:

Presbyterian Village, Inc.  
500 Brookside Drive  
Little Rock, AR 72205

OWNER/AUTHORIZED AGENT:

Presbyterian Village – Owner  
Joe White and Associates – Agent

SURVEYOR/ENGINEER:

Joe White and Associates  
25 Rahling Circle, Suite A-2  
Little Rock, AR 72223

AREA: 11.67 acres      NUMBER OF LOTS: 1      FT. NEW STREET: 0 LF

WARD: 4      PLANNING DISTRICT: 3      CENSUS TRACT: 22.03

CURRENT ZONING: PRD

Variance/Waivers: None requested.

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BACKGROUND/REQUEST:

On October 4, 2001 the Planning Commission approved a rezoning of this 11.67 acre property from R-2 and O-3 to “PRD” Planned Residential District. The PRD zoning was approved by the Board of Directors on November 20, 2001 (Ordinance No. 18,593). The PRD was approved to allow an independent living apartment facility including a 210,000 square foot four (4) story building with 190 parking spaces. The building was to contain 126 apartment units. The plan also included 15 independent living villas along the east portion of the overall property. This PRD project was never developed.

The property owner does not wish to pursue the previously approved PRD development, and is requesting that the PRD zoning be revoked and the property be restored to its original R-2 and O-3 zoning.

Approximately 10 acres of the property was previously zoned R-2 and approximately 1.67 acres was zoned O-3 (south portion). The applicant is proposing a single family residential preliminary plat for the property, which is a separate item on this agenda.

All owners of property located within 200 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

Staff is supportive of the requested PRD revocation. Staff views the request as reasonable. The property is in an area containing a mixture of uses and zoning, with multifamily developments to the north and west, office and multifamily zoned property to the south, and a single family subdivision across Grassy Flat Creek to the east. Staff believes the proposed PRD revocation and restoration of the property to its original R-2 and O-3 zoning will have no adverse impact on the general area.

STAFF RECOMMENDATION:

Staff recommends approval of the PRD revocation request.

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PLANNING COMMISSION ACTION:

(SEPTEMBER 9, 2021)

The applicant was present. There were no persons present registered in support or opposition. Staff presented the item and a recommendation of approval as outlined in the “staff recommendation” above. There was no further discussion. The item was placed on the Consent Agenda and approved as recommended by staff, including all staff comments and conditions. The vote was 9 ayes, 0 nays and 1 absent and 1 open position.